SS 20064

FORM 3897-S 5-79

SPECIAL WARRANTY DEED

BOOK 5901 PAGE 316

MAP 127
Par 81 Js

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC., a Delaware corporation,

Grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GATE PETROLEUM COMPANY of P. O. Box 23627 Jacksonville, Florida 32217, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated April 24, 1963, as follows:

BEGINNING at a point in the northeasterly margin of U.S. Highway 70-S, at the southeasterly intersection of the Interstate Highway right of way monument; thence with the margin of said Interstate Highway right of way, along a fence, North 60° 10' East 361.24 feet to a concrete monument, at the original property line of Kestner; thence along a fence and along said original property line, South 15° 05' West 356.85 feet to a concrete monument in the northeasterly margin of U.S. Highway 70-S; thence with said right of way, North 53° 12' West 275.20 feet to the point of beginning.

Being the same property conveyed to Grantor by deed dated November 11, 1965, and recorded in Book 3985, Page 682, in the Register's Office of Davidson County, Tennessee.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 21st day of April, 1982.

WITNESSES:

Dorothy Riley

Jacquelyn Jackson

REPROCO, INC.

By _____
Vice President

Attest: _____
Assistant Secretary

Prepared by:
W. J. Ashworth
Phillips Petroleum Company
P.O. Box 4833
Atlanta, GA 30302

THIS INSTRUMENT PREPARED BY
DAVID M. FOSTER
ROGERS, TOWERS, BAILEY, JONES & GAY
ATTORNEYS AT LAW
1300 GULF LIFE DRIVE
JACKSONVILLE, FLORIDA 32207

STATE OF OKLAHOMA)
)
COUNTY OF WASHINGTON)

BOOK 5901 PAGE 317

On this 21st day of April, 1982, before me appeared Betty H. Dalrymple and Bertha Lanckriet, to me personally known, who being by me duly sworn did say that they are the Vice President and Assistant Secretary of REPROCO, INC., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said Betty H. Dalrymple and Bertha Lanckriet acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21st day of April, 1982.

Kathleen Scott
Notary Public

My commission expires:

June 28, 1982

AFFIDAVIT

STATE OF FLORIDA)
:SS.
COUNTY OF DUVAL)

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BEFORE ME the undersigned authority personally appeared D. M. Foster, who having been duly sworn, did depose and state as follows:

1. That he is the attorney for Gate Petroleum Company ("Company) and in such capacity as attorney for Company closed the purchase and sale of that certain property being situate in Davidson County, Tennessee.

2. That the consideration paid for the subject real property paid by Company to the Seller, Reproco, Inc., a Delaware corporation, was in the amount of $77,500.00.

Further Affiant sayeth naught.

D. M. Foster

Sworn to and Subscribed before me this 17th day of June, 1982.

Notary Public, State of Florida at Large

My Commission expires: Notary Public, State of Florida at Large
My commission expires April 24, 1983

JUN 21 2 40 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REFERENCE

G 9 6 6 2 8

Berger & Jay Bilke
Gate Petroleum Company
9540 State Road - W013
P.O. Box 23627
Jacksonville, Fla 32217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5901 PAGE 319

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77500.00- CO	
			201.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	208.00-
			3963A06/21/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6628

REFERENCE

JUN 21 2 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887667